

July 10, 2023

The Ellettsville, Indiana, Town Council met for a regular meeting on Monday, July 10, 2023 at the Ellettsville Town Hall Meeting Room located at 1150 West Guy McCown Drive. William Ellis called the meeting to order at 6:30 p.m. Sandra Hash said a prayer followed by Kevin Patton leading the Pledge of Allegiance.

Roll Call: Members present were William Ellis, President; Trevor Sager, Vice President; Scott Oldham; Pamela Samples and Dan Swafford were absent. Sandra Hash, Clerk Treasurer; Michael Farmer, Town Manager; Darla Brown, Town Attorney was also present.

Supervisors participating: Denise Line, Kevin Patton, Kip Headdy and George Robinson were present.

There was not a regular meeting on June 26, 2023 due to a lack of quorum.

Approval of the Minutes for the Regular Meeting June 12, 2023

William Ellis entertained a motion for approval of the minutes of the regular meeting June 12, 2023. Trevor Sager so moved. William Ellis seconded. All in favor, Motion Carries.

Accounts Payable Vouchers and Payroll

William Ellis entertained a motion to pay Accounts Payable Vouchers and Payroll for June 26, 2023 and July 10, 2023. Scott Oldham so moved. Trevor Sager seconded. Roll call vote: William Ellis – yes; Trevor Sager – yes; Scott Oldham – yes. Motion Carries.

Award Bids for Pavement Resurfacing/Community Crossings Matching Grant

Kip Headdy, Street Commissioner explained the bid from E&B Paving LLC in the amount of \$186,044.38 has been reviewed by himself and Denise Line, is in compliance with all the proper paperwork and will be awarded the bid. Trevor Sager made a motion to approve the bid from E&B Paving in the amount of \$186,044.38 for the Community Crossings Matching Grant. Scott Oldham seconded. Roll call vote: William Ellis – yes; Trevor Sager – yes; Scott Oldham – yes. Motion Carries.

Plan Commission Appointment by Council President

William Ellis, Council President appointed Ryan D. Skaggs to the Plan Commission effective next meeting.

Resolutions

Resolution 07-2023 to Nullify Resolutions 02-2020 and 03-2020 Tax Abatement for the Richland Senior Citizens Housing, Inc.

Darla Brown, Town Attorney explained this was discussed at a previous meeting that Town Council had approved a Tax Abatement for Richland Senior Housing Property and now the council is being asked to approve an amended Pilot Agreement later on the agenda. The purpose of this document is to get the paperwork caught up for the auditor and assessor's office and council needs to pass the Resolution to nullify the previous Resolution. Scott Oldham encouraged council to table this until the end of the meeting to see what happens with the Pilot agreement. William Ellis agreed to move it after the Pilot Agreement.

Resolution 08-2023 To Approve the Purchase Agreement for a Freightliner Forestry Bucket Truck and Loan Agreement with the Peoples State Bank

Sandra Hash, Clerk Treasurer explained this was approved in March and this is to finance the vehicle. Scott Oldham made a motion to approve Resolution 08-2023 To Approve the Purchase Agreement for a Freightliner Forestry Bucket Truck and Loan Agreement with the Peoples State Bank. Trevor Sager seconded. Roll call vote: William Ellis – yes; Trevor Sager – yes; Scott Oldham – yes. Motion Carries.

Resolution 09-2023 Transfer of Funds

Sandra Hash, Clerk Treasurer this is for the Police Department and explained they changed a vehicle and the expenses to equip the vehicle came in higher than expected. The transfer is necessary to have one appropriation to pay the bill. Trevor Sager made a motion to

approve Resolution 09-2023 Transfer of Funds. Scott Oldham seconded. Roll call vote: William Ellis – yes; Trevor Sager – yes; Scott Oldham – yes. Motion Carries.

Ordinances on Second Reading

Ordinance 2023-07 to Amend PILOT Agreement for the Richland Senior Citizens Housing, Inc.

Darla Brown, Town Attorney explained since this has been before the council previously it can be Second Reading. Yvonne Delgadillo, Allied Real Estate Partners explained that they need to nullify Resolution 02-2020 and 03-2020 because after the project closed the state of Indiana passed the Pilot program for affordable housing and the board approved the Pilot agreement for Richland Senior Citizens Housing. The Pilot agreement takes precedence over the Tax Abatement so as part of the closing on August 1st, they were asked to nullify the original abatement to clear the title because the abatement didn't ever take affect and the Pilot Agreement that has taken affect. The permanent lender and Monroe County are asking for nullification. Dennis Fisher clarified that the Pilot isn't changing it is just to clean up the process. Jason Racine explained that the term of the Pilot extends through the Extended Use agreement that is simply a timeline that is a part of the Affordable housing program administered by the state. The 30 years coincides with the restricted land use agreement that is recorded against the property. There is a \$10 annual fee for payment in lieu of tax. Scott Oldham made a motion to approve Resolution 07-2023 to nullify Resolution 02-2020 and Resolution 03-2020 the Tax Abatement for Richland Senior Housing Inc and in place approve Ordinance 06-2023 to Amend the Pilot Agreement for the Richland Senior Citizens Housing Inc. Trevor Sager seconded. Roll call vote: William Ellis – yes; Trevor Sager – yes; Scott Oldham – yes. Motion Carries.

Ordinance of First Reading

Ordinance 2023-07 to amend Section 33 of the Ellettsville Town Code Regarding the Town's Purchasing Procedures

Darla Brown, Town Attorney explained at the last Town Council meeting she was asked to make some amendments to the Town Code to allow the Town Manager to purchase services of everyone except attorneys if the proposed service contract is less than \$50,000.00. What is being presented are proposed changes to Section 33.03 of the Ellettsville Town Code and if they are passed, should make everything up to date with the code and no longer contradict one another.

Ordinance 2023-08 to Amend the Town's Hiring Procedures

Darla Brown, Town Attorney explained at the last council meeting there was a discussion for the Supervisor's and the Town Manager to be able to hire candidates for part-time employment including part-time firefighters and police officers at the supervisor's discretion with the approval of the Town Manager. Previously the Town Council required all hires to be hired with council approval. Scott Oldham doesn't believe that the Police Department can hire independently because the council serves as the board of safety and since there is a sworn component to that he isn't sure the Marshal has the ability to authorize their swearing in. Darla Brown thought because they were part-time he could but she will have to look into it before the next meeting.

Flood Report

Mike Farmer, Town Manager stated they are going to have a pre-bid meeting on Wednesday with the Christopher Burke Group. He has a couple of people interested and hopefully will have a bid to open at the next meeting.

Envision Ellettsville

Dan Rarey, Chamber of Commerce President explained the Plan Commission unanimously approved the Comprehensive Plan update and will be forwarded to the Town Council on the 24th for a vote.

Old Business

The Ellettsville Plan Commission approved the changes to Ordinance 2023-05 Requested by the Town Council to the Moratorium on the Construction and Development of Certain Structures in Commercial and Industrial Districts

Darla Brown, Town Attorney explained that there is no action to this but she asked Clerk Treasurer Sandra Hash to add this to the agenda to keep the council apprised to the fact that the Plan Commission approved the minor changes that the council had requested to the Moratorium on the Construction and Development of Certain Structures.

Engineering Consulting Services Agreement Between the Town of Ellettsville and COPPCSLT LLC

Darla Brown, Town Attorney explained at the last Town Council meeting the council had given Michael Farmer, Town Manager the authority to work out within certain limits a contract with Rick Coppock for consulting services for Engineering services for the Town. Rick Coppock has since become an LLC and since the council had not approved the Ordinance allowing the Town Manager to hire certain services under \$50,000.00 she thought it would be best to add back to the agenda for review and approval. The contract is the exact same only swapped out Rick Coppock's name for the name of his company COPPCSLT LLC. The services are \$750.00 as a retainer and \$100.00 per hour for additional services. Trevor Sager inquired about the insurance on this and Darla Brown confirmed it was worked out. Scott Oldham made a motion to approve the Engineering Consulting Services Agreement Between the Town of Ellettsville and COPPCSLT LLC. Trevor Sager seconded. Roll call vote: William Ellis – yes; Trevor Sager – yes; Scott Oldham – yes. Motion Carries.

New Business

Fire Department Promotions

Kevin Patton, Fire Chief explained he has more than 3 open positions for officers that he is filling, 2 Lieutenant's and 1 Captain position. To be promoted from one level to another there is time in the field and education. He is requesting to promote Travis Abram and Tanner Waldrip to Lieutenant positions and Matt Siebott to the Captain position. Trevor Sager made a motion to approve the promotion of Travis Abram and Tanner Waldrip to Lieutenant positions and Matt Siebott to the Captain position. Scott Oldham seconded. Roll call vote: William Ellis – yes; Trevor Sager – yes; Scott Oldham – yes. Motion Carries.

Notice to Accept Bids on the vine Street Stormwater Project

Michael Farmer, Town Manager stated the project is out for bid, anyone interested can contact Darla Brown or the Clerk's office. The notice has been published in the newspaper twice.

Privilege of the Floor

Dan Rarey announced he along with Donna Niese from the Niese Insurance Agency will sponsor business after hours and the Marcy Jane Lewis Park on Friday, July 14 from 5:30-7:30 and invited everyone to attend.

Chris Clouse thanked everyone for coming to the fireworks event and feels it was an enormous success. There is a lot of intense planning and is open to suggestions for next year's show. Scott Oldham thanked everyone involved and felt it went very well and nobody got hurt. Dan Rarey agreed it was a good show and everyone he spoke with thought it was a great show. He also mentioned the Ellettsville Lions Club picked up trash along the highway and he was impressed at how little they picked up and believes that speaks volumes for the Street Department. Kip Headdy mentioned that Holly Nethery often picks up trash while out walking and he gave her thanks for that. Mike Farmer also felt the fireworks were a great show and also felt safe there.

Michael Farmer, Town Manager thanked the crews for all the extra work during all the recent storms and for all the cleanup. He also gave props to the vegetable stand down by Jiffy Treat.

Kevin Patton, Fire Chief mentioned that the Fireworks display is put on every year by donation and the hat is still out for anyone who would like to donate to next year's show.

Jimmy Durnil, Town Marshal was attending by Zoom and stated he felt the Fire and Police department done an excellent job during the Fireworks. He thanked everyone for their thoughts and prayers during his recent time off from an injury.

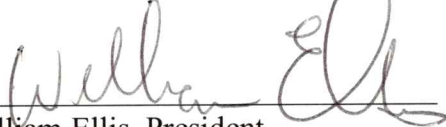
Kip Headdy also thanked all the crews who stayed to help with Storm Damage.

Supervisor Comments

Denise Line, Planner explained the Plan Commission July 6th, voted unanimously to give the Town Council and favorable recommendation on the Comprehensive Plan. She left a draft copy for review and will be presented in a couple of weeks for consideration.

Adjournment


William Ellis, Council President adjourned the meeting at 7:07 p.m.



William Ellis, President



Trevor Sager, Vice President



Scott Oldham

Pamela Samples

Dan Swafford



Sandra Hash, Clerk Treasurer, IAMC, MMC